

MITIGATION MONITORING AND REPORTING PROGRAM

Mary Draper / Lucerne
 Initial Study IS 19-03
 Major Use Permit UP 19-01

	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
Aesthetics					
The project has the potential to cause visual damage to the site by removing 18 mature oak trees.	AES-1: The applicant shall provide a tree removal and replacement plan showing a 3:1 tree replacement ratio for each oak tree removed that has a diameter of 5" or greater measured at 4.5' DBH. The Replacement Plan shall show the locations of replacement trees including method of irrigation. All replacement trees shall be kept in a healthy state for the duration of the use permit.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
Air Quality					
The project has the potential to create fugitive dust during construction and expose sensitive receptors to pollutant concentrations.	AQ-1: Prior to obtaining the necessary permits and/or approvals for any phase, applicant shall contact the Lake County Air Quality Management District and obtain an Authority to Construct (A/C) Permit for all operations and for any diesel powered equipment and/or other equipment with potential for air emissions.	Applicant; project contractor	Applicant; Community Development Department	Prior to cultivation	
	AQ-2: All mobile diesel equipment used must be in compliance with State registration requirements. Portable and stationary diesel powered equipment must meet the	Applicant; project contractor	Applicant	During construction	

requirements of the State Air Toxic Control Measures for CI engines.				
<u>AQ-3:</u> The applicant shall maintain records of all hazardous or toxic materials used, including a Material Safety Data Sheet (MSDS) for all volatile organic compounds utilized, including cleaning materials. Said information shall be made available upon request and/or the ability to provide the Lake County Air Quality Management District such information in order to complete an updated Air Toxic emission Inventory.	Applicant; project contractor	Applicant	During construction	
<u>AQ-4:</u> All vegetation during site development shall be chipped and spread for ground cover and/or erosion control. The burning of vegetation, construction debris, including waste material is prohibited.	Applicant; project contractor	Applicant; Lake County Air Quality Management District; Community Development Department	Life of the project	
<u>AQ-5:</u> The applicant shall have the primary access and parking areas surfaced with chip seal, asphalt or an equivalent all weather surfacing to reduce fugitive dust generation. The use of white rock as a road base or surface material for travel routes and/or parking areas is prohibited.	Applicant; project contractor	Applicant	During construction ; Life of the project	
<u>AQ-7:</u> All areas subject infrequent use of driveways, over flow parking, etc., shall be surfaced with gravel. Applicant shall regularly use and/or maintain graveled area to reduce fugitive dust generations.	Applicant; project contractor	Applicant	During construction	

Commented [MI1]: Underline the names like we do on other initial studies. I did this one but Do it throughout whole doc for MMs

Biological Resources					
Construction activities associated with the proposed Project have the potential to indirectly significantly impact habitat for sensitive species	<p><u>BIO-1:</u> If project activities occur during the breeding season (February 1 through August 31), a qualified biologist shall conduct a breeding survey no more than 14 days prior to project activities to determine if any birds are nesting in trees on or adjacent to the study area. This shall include areas where water wells and security fencing will be installed.</p> <p>If active nests are found close enough to affect breeding success, the qualified biologist shall establish an appropriate exclusion zone around the nest. This exclusion zone may be modified depending upon the species, nest location, and existing visual buffers.</p>	Applicant; project contractor	Applicant	Throughout construction activities	
	<p><u>BIO-2:</u> If initial ground disturbance occurs during the bat maternity roosting season (April 1 through September 1), a qualified biologist shall conduct a bat roost assessment of trees within 100 feet of the proposed construction. If bat maternity roosts are present, the biologist shall establish an appropriate exclusion zone around the maternity roost.</p>	Qualified Biologist	Applicant; Qualified Biologist	Prior to ground disturbing activities	

Cultural Resources and Tribal Cultural Resources					
Construction of the Project has the potential for accidental discovery of unknown, undiscovered cultural resources and tribal cultural resources.	<p><u>CUL-1:</u> Should any archaeological, paleontological, or cultural materials be discovered during site development, all activity shall be halted in the vicinity of the find(s), the applicant shall notify the local overseeing Tribe, and a qualified archaeologist to evaluate the find(s) and recommend mitigation procedures, if necessary, subject to the approval of the Community Development Director. Should any human remains be encountered, the applicant shall notify the Sheriff's Department, the local overseeing Tribe, and a qualified archaeologist for proper internment and Tribal rituals per Public Resources Code Section 5097.98 and Health and Safety Code 7050.5.</p>	Project contractor; Qualified archaeologist	Applicant	During site preparation and throughout construction activities	
	<p><u>CUL-2:</u> All employees shall be trained in recognizing potentially significant artifacts that may be discovered during ground disturbance. If any artifacts or remains are found, the local overseeing Tribe shall immediately be notified; a licensed archaeologist shall be notified, and the Lake County Community Development Director shall be notified of such finds.</p>	Applicant, Project contractor; Qualified archaeologist	Applicant	Prior to site preparation and throughout construction activities	
Hydrology and Water Quality					

<p>The project has some potential for significant impacts related to erosion due to stormwater.</p>	<p>HYD-1: The applicant shall submit an engineered Erosion Control and Drainage Plan to Lake County Planning Department prior to use permit issuance for review and acceptance, or review and medication.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>Prior to site preparation and throughout construction activities; during life of project</p>	
<p>Noise</p>					
<p>There is some potential for noise-related impacts from the project; therefore mitigation measures are incorporated to mitigate noise-related impacts.</p>	<p><u>NOI-1:</u> All construction activities including engine warm-up shall be limited Monday Through Friday, between the hours of 7:00am and 7:00pm to minimize noise impacts on nearby residents. Back-up beepers shall be adjusted to the lowest allowable levels. This mitigation does not apply to night work.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and construction activities; during life of project</p>	
	<p><u>NOI -2:</u> Maximum non-construction related sounds levels shall not exceed levels of 55 dBA between the hours of 7:00AM to 7:00PM and 45 dBA between the hours of 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.1) at the property lines.</p>	<p>Applicant; Project contractor</p>	<p>Applicant</p>	<p>During site preparation and construction activities; during life of project</p>	

	<p><u>NOI-3:</u> The operation of the Air Filtration System shall not exceed levels of 57 dBA between the hours of 7:00AM to 10:00PM and 50 dBA from 10:00PM to 7:00AM within residential areas as specified within Zoning Ordinance Section 21-41.11 (Table 11.2) measured at the property lines.</p>	<p>Applicant; Project contractor</p>		<p>During site preparation and construction activities; during life of project</p>	
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